



US Army Corps  
of Engineers®

# Public Notice

Public Notice No. 07-16 Date: February 16, 2007

Nashville District Application No. 200601417 Expires: March 17, 2007

Please address all comments to: Regulatory Branch, 3701 Bell  
Road, Nashville, TN 37214-2660; ATTN: J. Ruben Hernandez

JOINT PUBLIC NOTICE  
US ARMY CORPS OF ENGINEERS  
AND  
TENNESSEE VALLEY AUTHORITY

SUBJECT: Proposed Community Docks and Dredging Between Tennessee  
River Miles 621.6 and 623.1, Left Bank, Blount County, Tennessee

TO ALL CONCERNED: The application described below has been  
submitted for a Department of the Army (DA) Permit pursuant to  
**Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and  
a Tennessee Valley Authority (TVA) permit pursuant to Section 26a  
of the TVA Act (16 USC 831y-1).**

APPLICANT: McKeough Land Company  
208 Franklin Street  
Grand Haven, Michigan 49417

LOCATION: At four sites along the left bank of the Tennessee  
River, Fort Loudoun Lake, Blount County, Tennessee, Louisville 7.5  
Minute Series Quadrangle Map. (See Exhibits A-C).

Site A. Mile 621.8, Lat 35° 50' 37", Lon 84° 05' 28".

Site C. Mile 622.0, Lat 35° 50' 49", Lon 84° 05' 15".

Site B-D-E. Mile 622.2, Lat 35° 50' 49", Lon 84° 05' 05".

Site H. Mile 622.3, Lat 35° 50' 54", Lon 84° 05' 01".

Site I. Mile 623.2, Lat 35° 50' 50", Lon 84° 04' 32".

DESCRIPTION: The applicant proposes to construct community boat  
docks at four locations and dredge lake-bottom material at two  
locations. The docks would be floating, covered, and have roof  
heights ranging from 12' to 18'. The main walkways and fingers  
would be 6' wide and 3' wide, respectively. All docks would use  
galvanized steel framing with wood or composite decking and have  
water and electric service. The Lowe's Ferry Subdivision  
residents would use the docks. Dredging would be conducted from  
the shore with a dragline during winter pool. Silt booms would be

used to minimize turbidity. All dredged material removed would be disposed upland on the property above Elevation (El) 820. Details of the proposed work are as follows:

Site A. Construction of a small community dock to serve the owners of lots 45-50, 120, and 121. The dock would measure 54'x68' and contain four double slips (space for eight boats). Each double slip would measure 28' wide by 24' deep. The dock would have a 12' high roof. The end of the dock would extend out into the lake approximately 139' from the normal summer pool (NSP) shoreline, i.e., El. 813.0. (See Exhibit D).

Site C. Dredging of a bottom area measuring 82'x183' to facilitate boat access into a small cove. Approximately (approx) 3,000 cubic yards (CY) of material would be removed. The area would be deepened to El. 803, i.e., 10' below Fort Loudoun Lake's NSP. (See Exhibit F).

Site B-D-E.

Small Community Dock. This dock would serve the owners of lots 76-80 and 85. The dock would measure 30'x96' and contain three double slips (six boats). Each double slip would measure 28' wide by 24' deep. The dock would have a 12' high roof. The end of the dock would extend out into the lake approximately 125' from the NSP shoreline. (See Exhibit E).

Dredging Area D. A bottom area measuring 78'x120' would be dredged to facilitate boat access into a small cove. Approx. 2,000 CY of material would be removed. The area would be deepened to El. 803, i.e., 10' below NSP. (See Exhibit G).

Dredging Area E. A bottom area measuring 118'x250' would be dredged to ensure sufficient navigation depths. Approx. 1,640 CY of material would be removed. The area would be deepened to El. 807-805. The dredged bottom would be sloped away from the shoreline to prevent water stagnation. A 38' undisturbed buffer zone would be left between the edge of the dredged area and the NSP shoreline. (See Exhibit H).

Site H. A community marina consisting of two docks would be constructed to serve the interior lot owners. The first dock would measure 74'x254' and contain 16 double slips (32 boats). Each double slip would measure 28' wide by 28'-34' deep. The dock's roof would be 15'-18' high above the water surface. The end of the dock would extend out into the lake approximately 330' from the NSP shoreline. The second dock would measure 62'x113' and contain six double slips and two single slips (14 boats). Each double slip would measure 28' wide by 28' deep. The single

slip would measure 14' wide by 28' deep. The dock would have a 12'-15' high roof. (See Exhibit I).

Site I. A small community dock would be built to serve the owners near lots 157 and 158. The dock would measure 62'x96' and contain five double slips and one single slip (11 boats). Each of the double slips would measure 28' wide by 28' deep while the single slip would measure 14' wide by 28' deep. The dock would have a 12'-15' high roof. The end of the dock would extend out into the lake approximately 150' from the NSP shoreline. (Exhibit J).

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

Public Notice No. 07-16

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination, and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

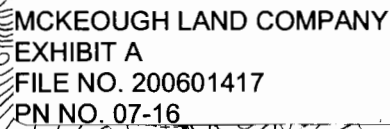
Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

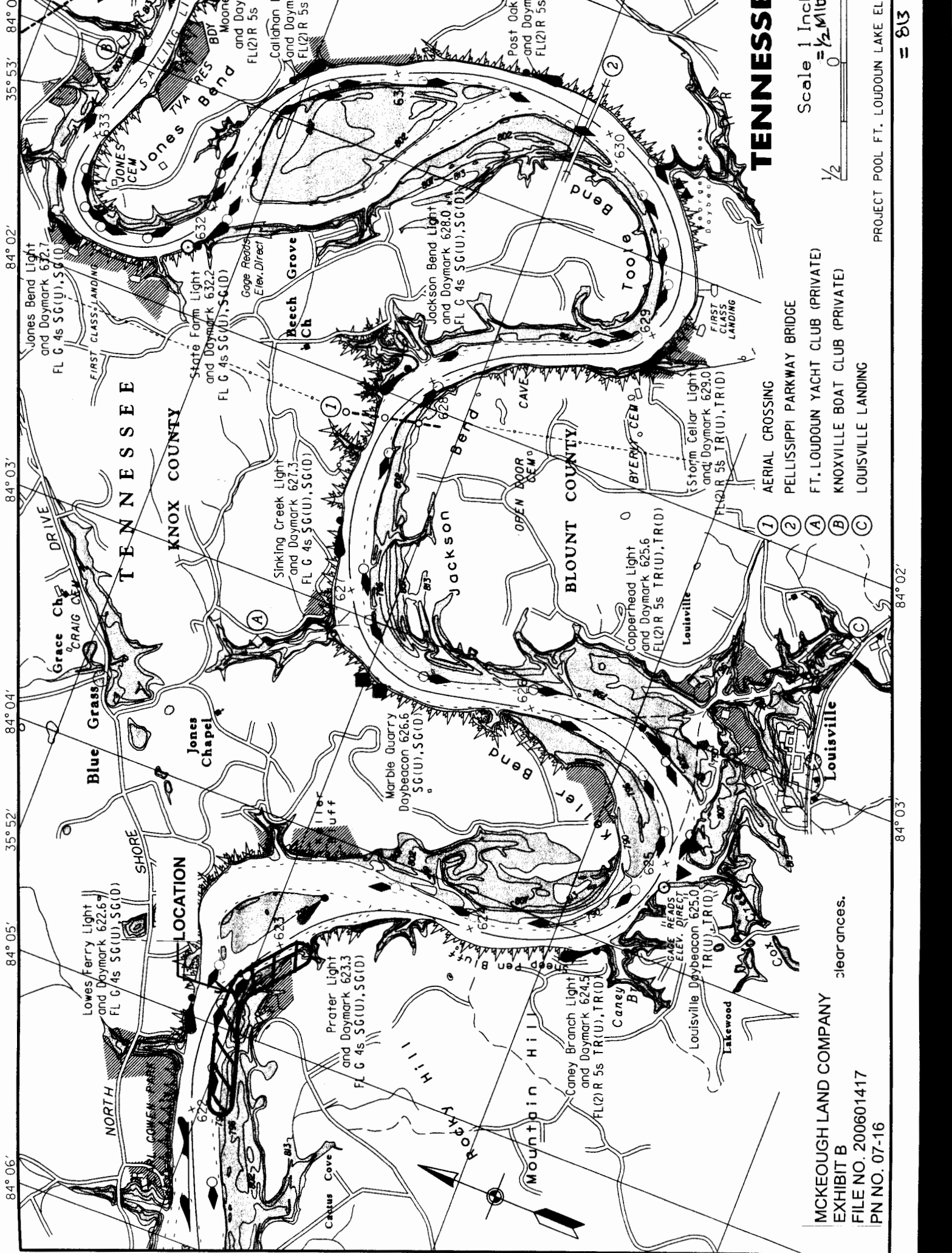
Written statements received in this office on or before March 17, 2007, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attn: J. Ruben Hernandez, at the above address, telephone (615) 369-7519. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Ms. Janet L. Duffey, Little Tennessee Watershed Team, 260 Interchange Park Drive (LCB 1A-LCT), Lenoir City, Tennessee 37772-5664.

If you received this notice by mail and wish to view all of the diagrams, visit our web site at:

<http://www.lrn.usace.army.mil/cof/notices.htm>, or contact Mr. Hernandez at the above address or phone number.







# TENNESSEE

Scale 1 Inch  
= 1/2 Mile

1/2

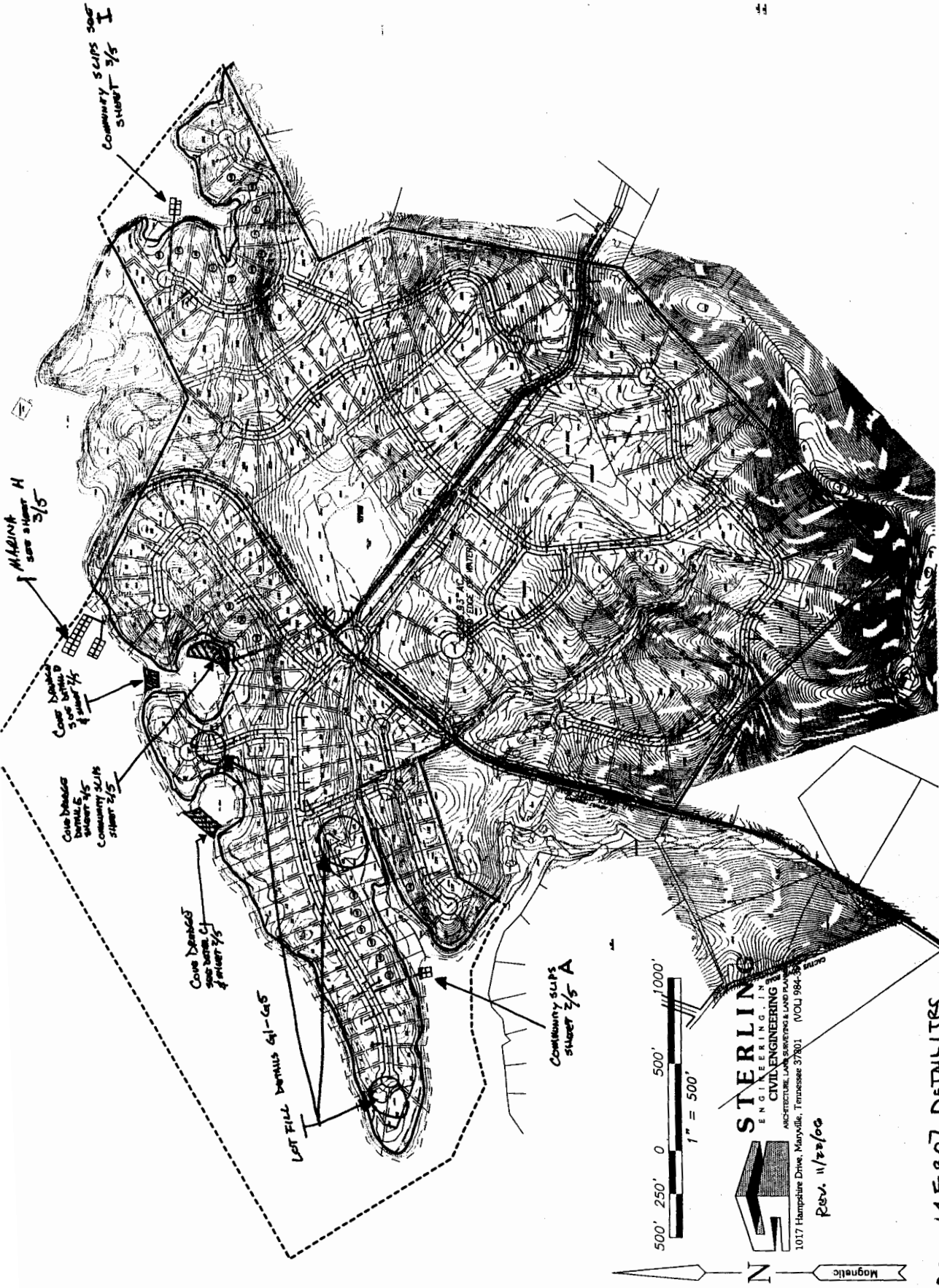
- 1 AERIAL CROSSING
- 2 PELLISSIPPI PARKWAY BRIDGE
- A FT. LOUDOUN YACHT CLUB (PRIVATE)
- B KNOXVILLE BOAT CLUB (PRIVATE)
- C LOUISVILLE LANDING

clearances.

MCKEOUGH LAND COMPANY  
EXHIBIT B  
FILE NO. 200601417  
PN NO. 07-16

PROJECT POOL FT. LOUDOUN LAKE EL.

= 80



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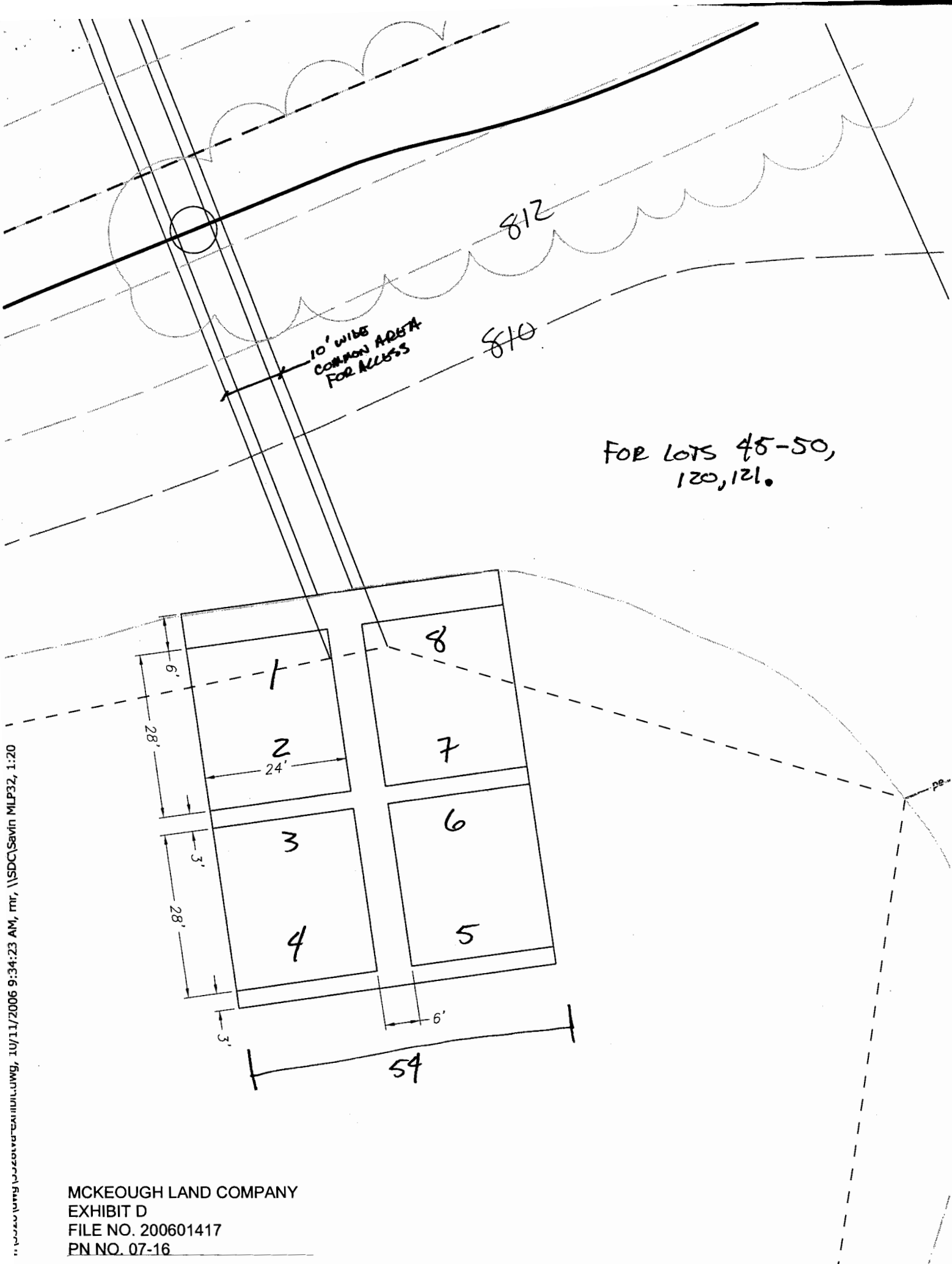
**STERLING**  
ENGINEERING, INC.  
CIVIL ENGINEERING  
ARCHITECTURE, LAND SURVEYING & LAND PLANNING  
1017 Hampshire Drive, Maryland, Tennessee 37801 (VOL) 984-4444

REV. 11/22/06

REV. 14 FEB 07 DETAILS.

MCKEOUGH LAND COMPANY  
EXHIBIT C  
FILE NO. 200601417  
PN NO. 07-16

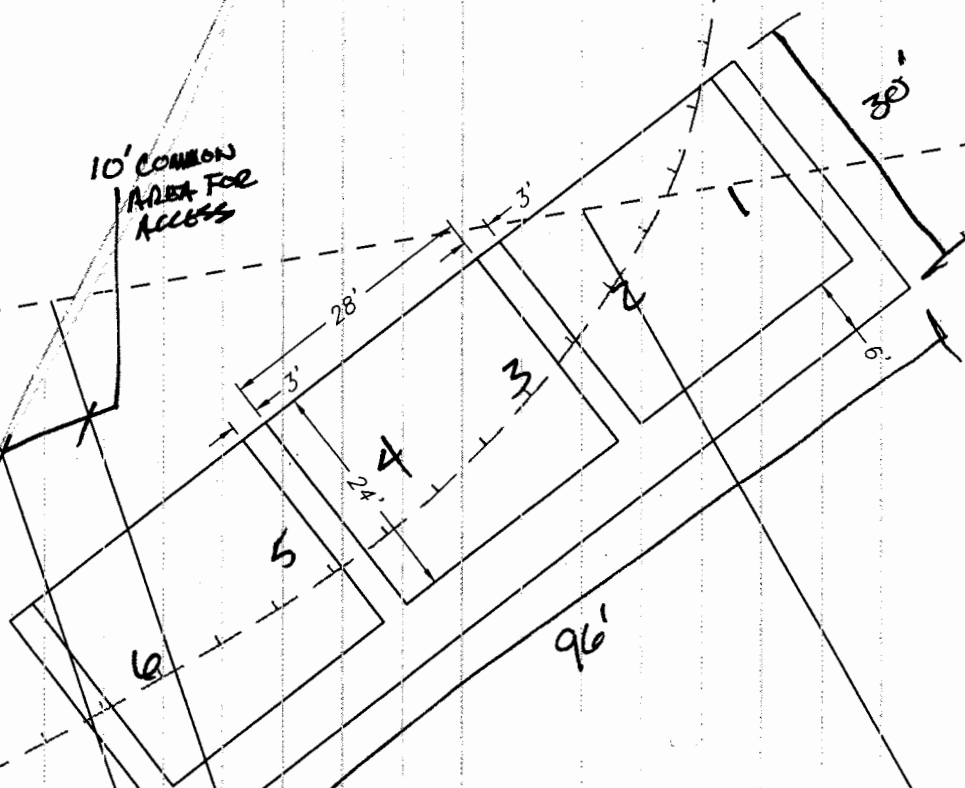
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X

10' COMMON  
AREA FOR  
ACCESS

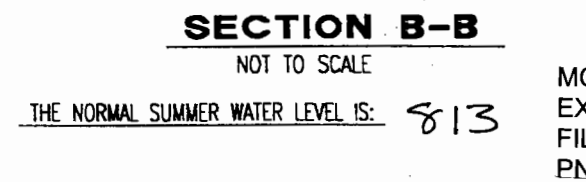
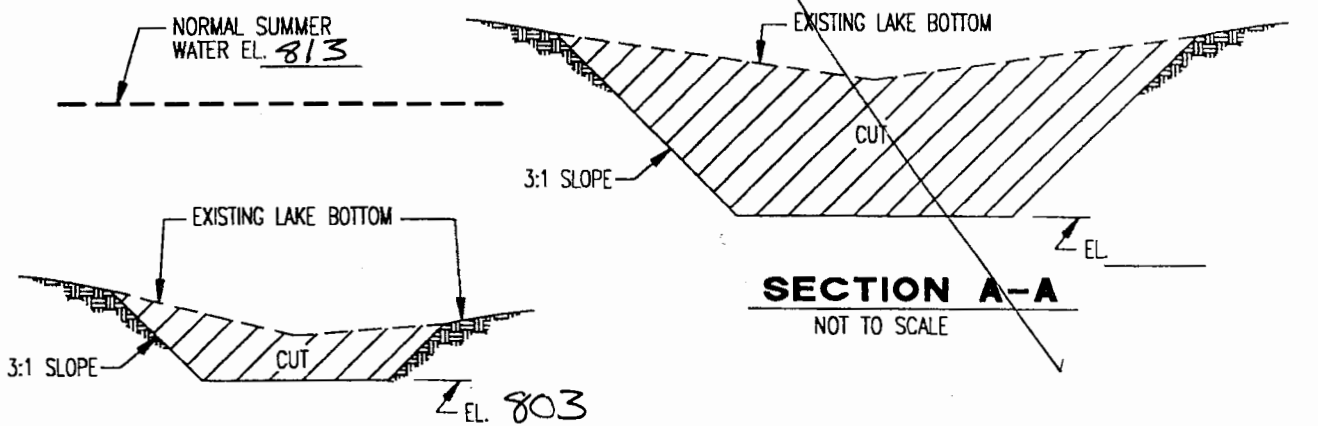
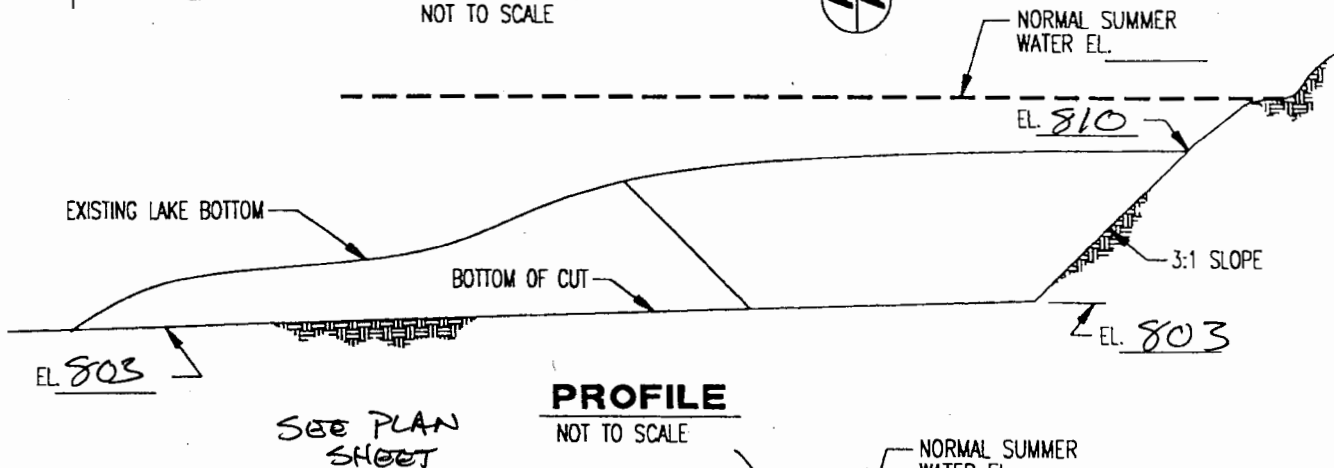
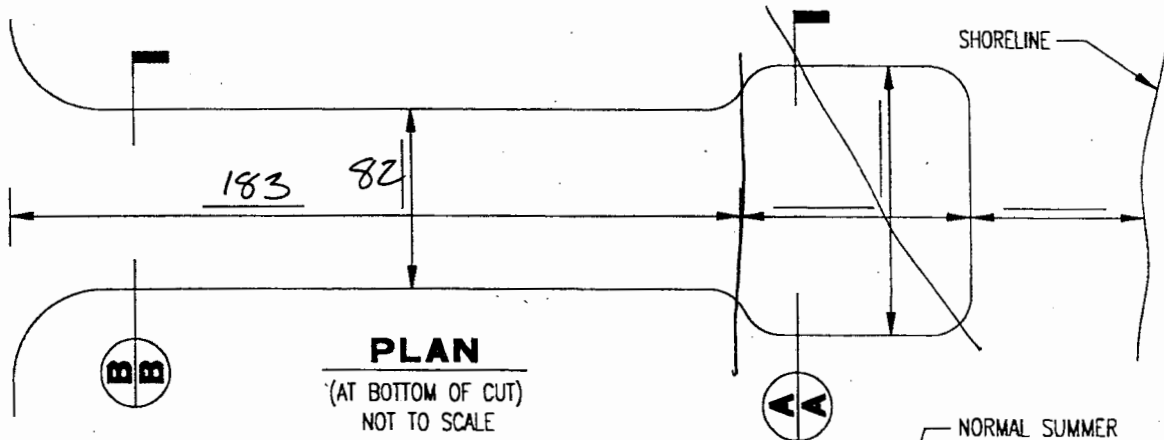


DRUGS EXTENTS  
2810

812

314

816  
~1004R

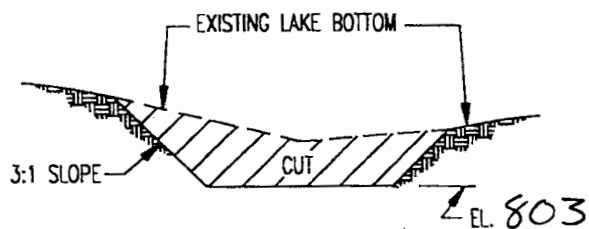
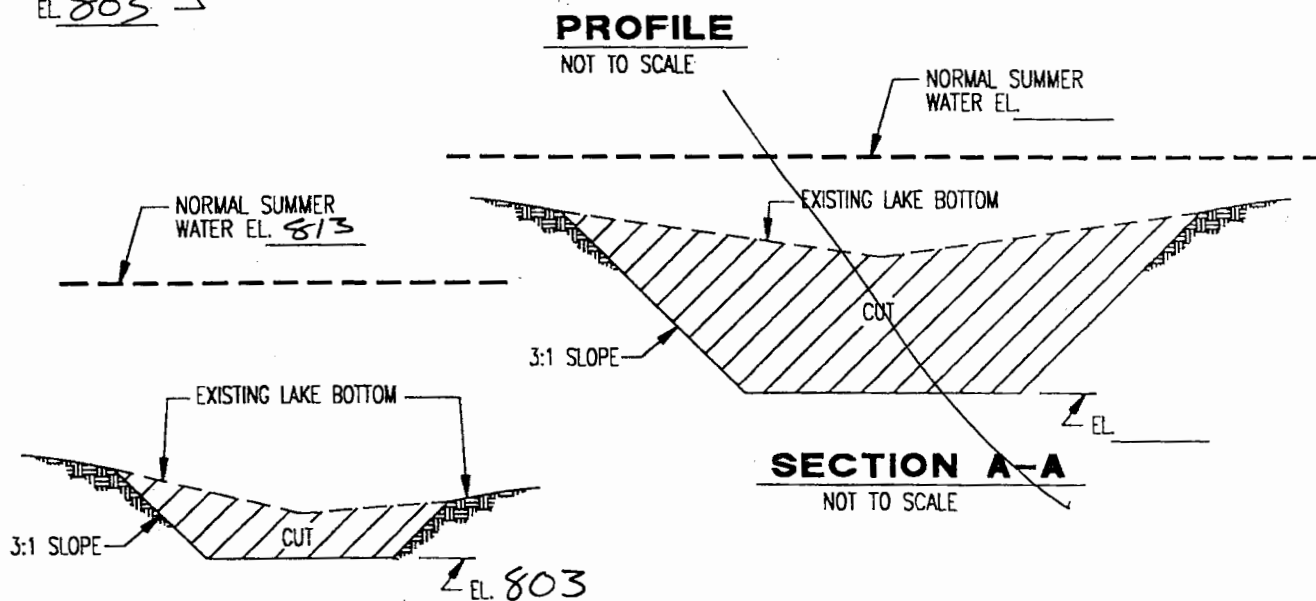
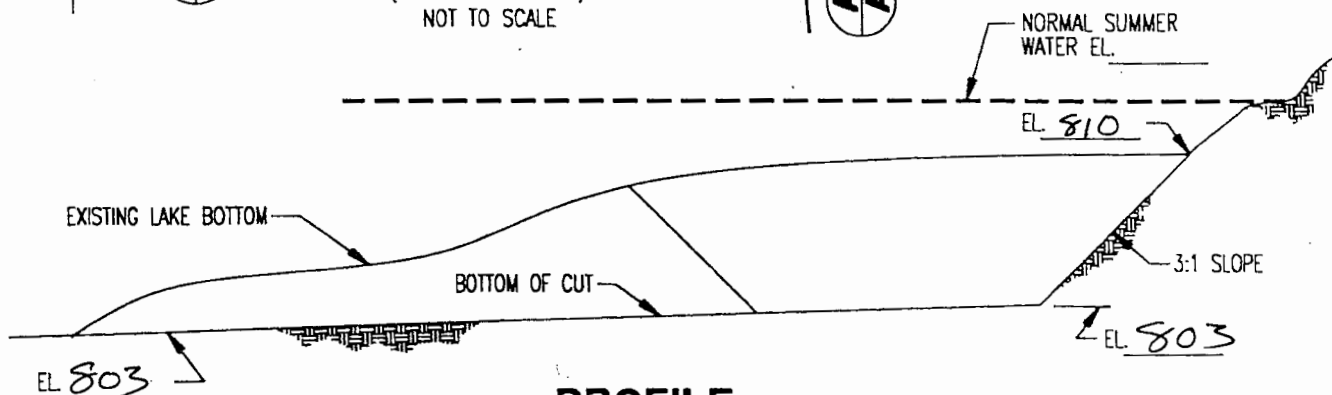
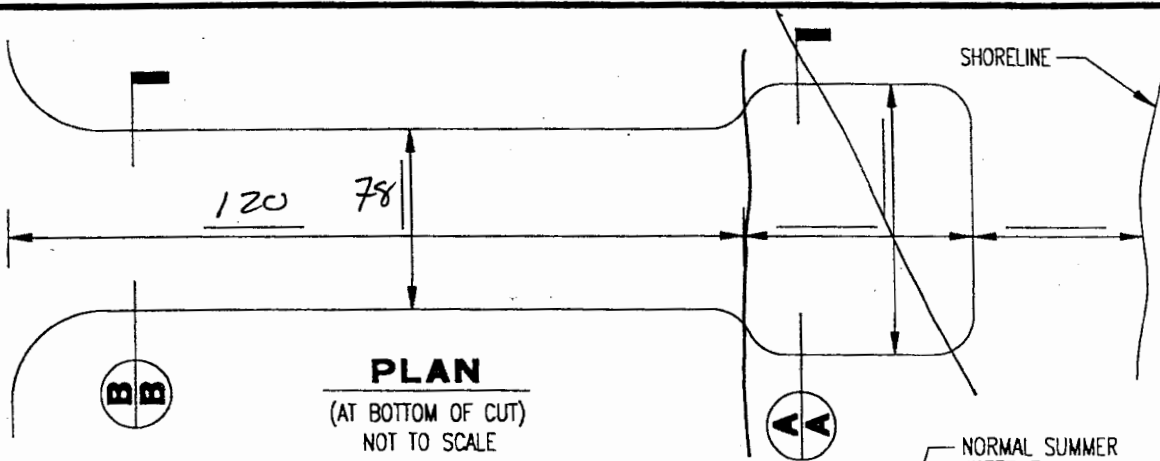


ESTIMATED CU. YDS. OF SPOIL TO BE REMOVED: 3000cy

MCKEOUGH LAND COMPANY  
EXHIBIT F  
FILE NO. 200601417  
PN NO. 07-16

**NOTE:**  
INCLUDE ALL DIMENSIONS AND ELEVATIONS  
WHERE INDICATED.

<b>TVA</b>		<b>EXAMPLE OF PROPOSED CHANNEL AND HARBOR DREDGE</b>	
PROJECT LOCATION INFORMATION:			
STREAM NAME		RESERVOIR NAME	<u>FT. LOUSON</u>
MILE MARKER	<u>623</u>	MAP NO.	<u>421 K22</u>
(APPLICANT'S NAME)			
<u>MCKEOUGH LAND CO.</u>			



ESTIMATED CU. YDS. OF SPOIL TO BE REMOVED: 2000cy

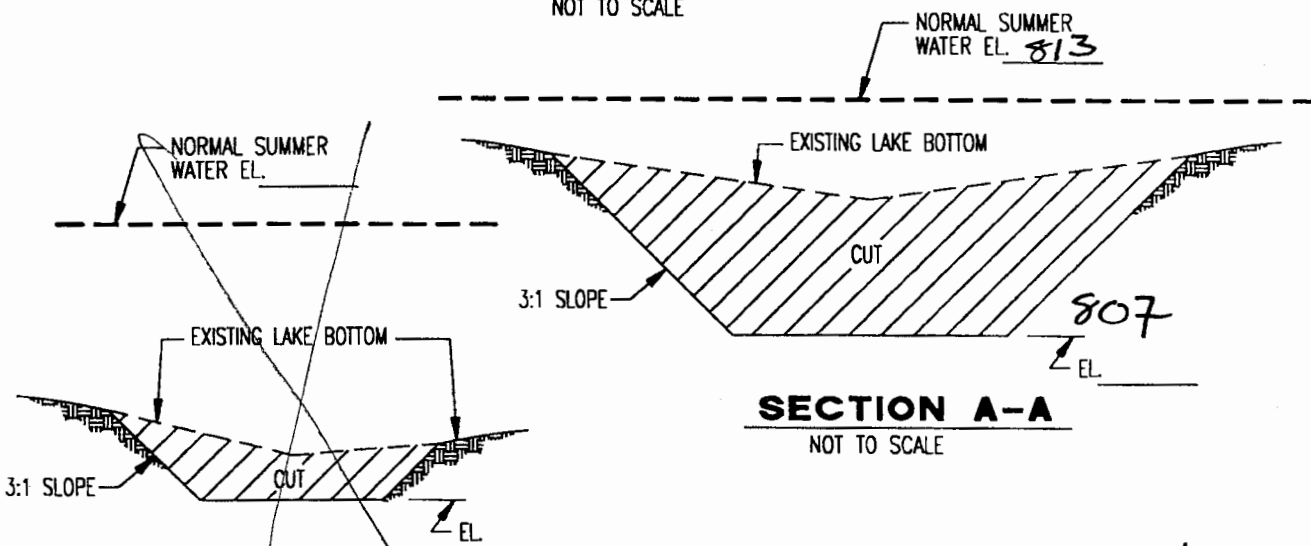
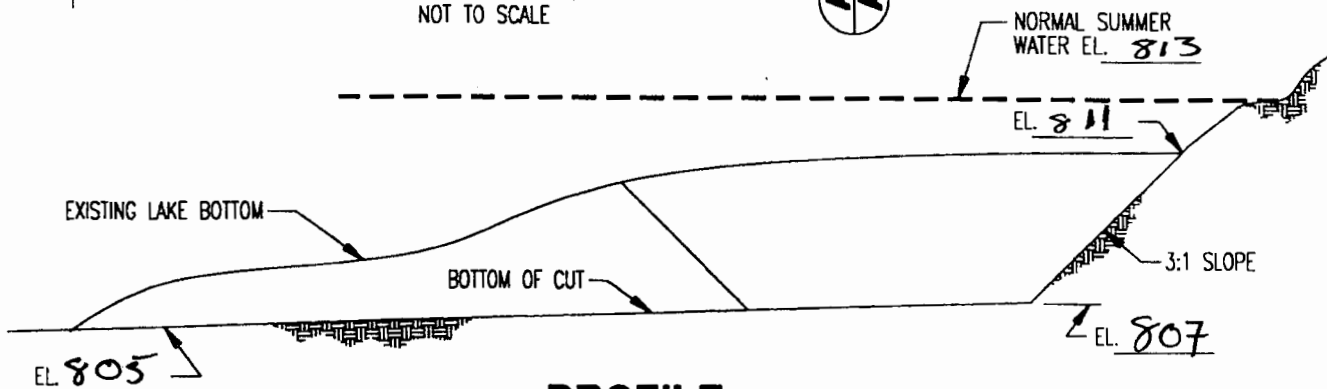
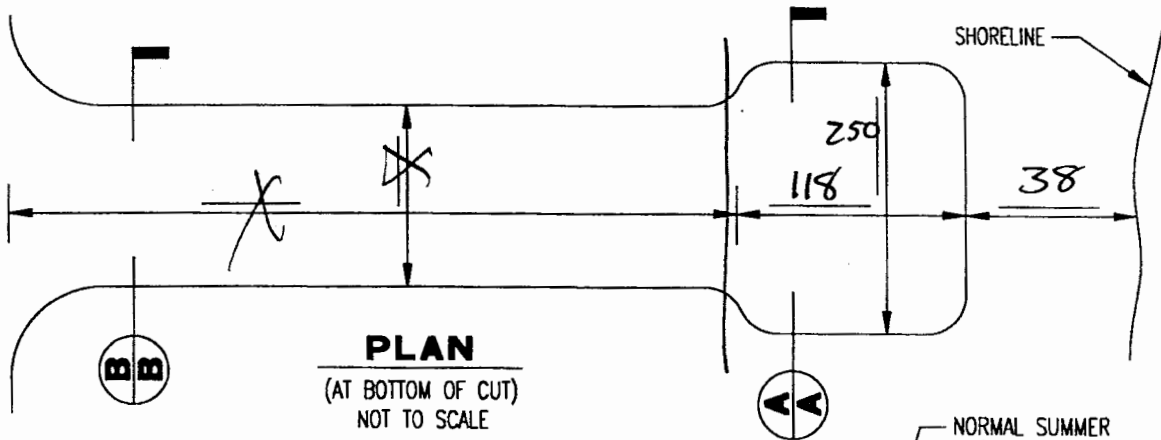
MCKEOUGH LAND COMPANY  
EXHIBIT G  
FILE NO. 200601417  
PN NO. 07-16

THE NORMAL SUMMER WATER LEVEL IS: 813

**NOTE:**

INCLUDE ALL DIMENSIONS AND ELEVATIONS  
WHERE INDICATED.

<b>TVA</b>		<b>EXAMPLE OF PROPOSED CHANNEL AND HARBOR DREDGE</b>	
PROJECT LOCATION INFORMATION:			
STREAM NAME		RESERVOIR NAME	<u>Ft. Loudon</u>
MILE MARKER	<u>623</u>	MAP NO.	<u>421 K22</u>
(APPLICANT'S NAME)			
<u>McKEOUGH LAND CO.</u>			



THE NORMAL SUMMER WATER LEVEL IS:

ESTIMATED CU. YDS. OF SPOIL TO BE REMOVED: 1640 cy

MCKEOUGH LAND COMPANY  
EXHIBIT H  
FILE NO. 200601417  
PN NO. 07-16



# EXAMPLE OF PROPOSED CHANNEL AND HARBOR DREDGE

PROJECT LOCATION INFORMATION: LOWE'S FERRY

STREAM NAME X

RESERVOIR NAME FT. LOUDON

MILE MARKER 622

MAP NO. 421 622

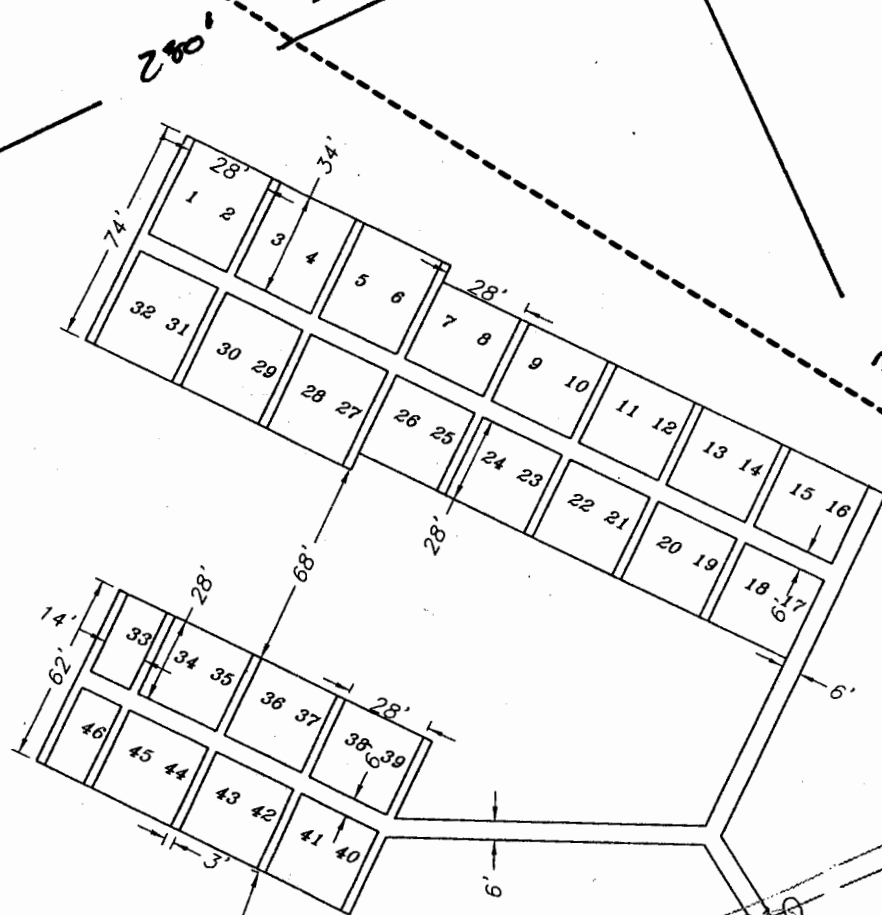
(APPLICANT'S NAME)

MCKEOUGH LAND CO.

## NOTE:

INCLUDE ALL DIMENSIONS AND ELEVATIONS WHERE INDICATED.

1"=60'  
REV. 11/22/06



LIMITS OF ANTIQUATE  
HIGHWAY EASEMENT

POTENTIAL PRIVATE  
DOCK LOCATION  
(FOR REFERENCE)

MARINA

88

89

850

MCKEOUGH LAND COMPANY  
EXHIBIT I  
FILE NO. 200601417  
PN NO. 07-16



1"=60'  
REV. 11/22/06

8

228

220

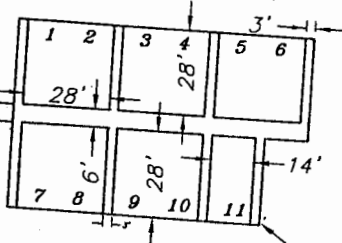
x810.5

810

149'

149'  
447'

149'



POTENTIAL PRIVATE  
DOCK LOCATION  
(FOR REFERENCE)

810

820

168

830

PT = 1315

MCKEOUGH LAND COMPANY  
EXHIBIT J  
FILE NO. 200601417  
PN NO. 07-16

x809.3